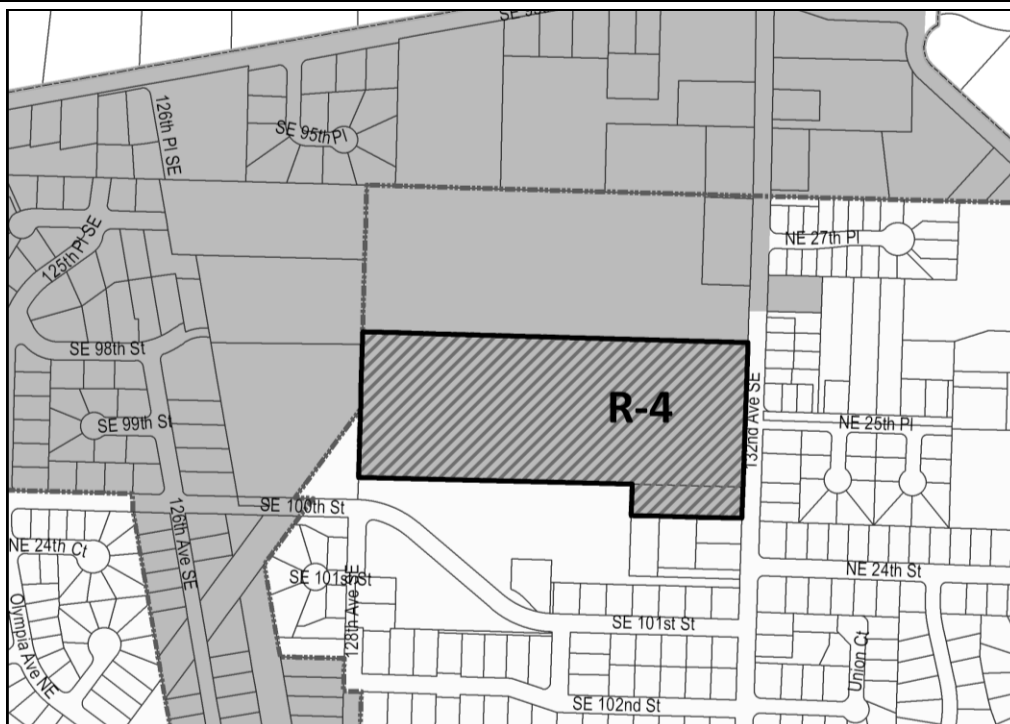


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	March 15, 2010		
Project Name:	Sierra Heights Elementary School Annexation Prezone		
Owner:	Renton School District		
Applicant:	City of Renton		
Contact:	Chip Vincent, Planning Division Director, City of Renton		
File Number:	LUA10-012, A, ECF, P		
Project Manager:	Angie Mathias, Associate Planner		
Project Summary:	The Sierra Heights Elementary School Annexation area is being prezoned in advance of annexation, pursuant to RCW 35A.14.330, so that zoning will be in place at the time the area comes into the City. The City is proposing Residential 4 (R-4) zoning consistent with the Residential Low Density (RLD) land use designation.		
Project Location:	The area is located generally at the northern portion of the existing City limits with 132nd Avenue Southeast at the eastern boundary of the annexation area.		
Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	15 acres	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND**Sierra Heights Elementary School Annexation Prezone**

The applicants for the proposed Sierra Heights Elementary School Annexation have requested that the City prezone the subject site in advance of annexation, pursuant to RCW 35A.14.330, so zoning will be in place at the time the subject site comes into the City. Annexation is considered exempt from SEPA. However, the pre zoning of the subject area does require SEPA review. The proposed prezone is considered a non-project action under SEPA.

The land use of this property is an elementary school. The existing King County Comprehensive Plan designation of the area is Urban Residential Medium 4-12 dwelling units per gross acre, with R-6 zoning. In the Renton Comprehensive Plan, the area is designated Residential Low Density (RLD). The City is proposing to prezone the area with Residential Four Dwelling Units per Net Acre (R-4) zoning. The proposed zoning most closely approximates the County's zoning when comparing King County and Renton zoning (due to the differences between gross density and net density calculations) and is consistent with the Comprehensive Plan designations.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

1. None required for this non-project action.

C. Exhibits

No exhibits for this non project action

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is not likely to have probable impacts.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, April 2, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.